

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

## MEETING MINUTES

SEPTEMBER 5, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, September 5, 1991 at 7:15 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:18 P.M. by chairman, Roger Yoder.

**MEMBERS PRESENT:** R. Bruchan, D. Johnson, J. Lakos, L. Laskey, J. Schimke, A. Slawinski, D. Sullivan, K. Thompson, R. Yoder

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Jon Rose (City Code Administrator), Kay Wagner, Robert Hornkohl (Public Safety Director), Sherry Worm, Kristen Asiala (Manistee News Advocate), Karen Kubanek

## PUBLIC HEARING:

## CLOSING OF CEDAR STREET BETWEEN SECOND &amp; THIRD STREETS

The hearing opened with Chairman Yoder explaining the purpose of the hearing and there being no written correspondence, opened the hearing for comments. (The following is a summary of the comments made.)

K. WAGNER- Indicated that she and others were not aware that the public hearing would be held this evening.

D. JOHNSON- Advised that the notice was properly published in the Monday, August 19th issue of the Manistee News Advocate.

S. WORM- Indicated that she knew of no injuries occurring on the hill, except for a sledding injury that her son received during the winter when the hill was closed.

K. KUBANEK- It is a steep hill, but they use it all the time, both driving and walking. She felt what would be absolutely perfect is a new sidewalk as the current sidewalk goes only part way up. Has encountered no close calls.

K. WAGNER- Asked if we received a final draft of the neighborhood survey on the proposal. She is favor of stairway up the hill, but as the adjoining property owner, she and her husband would be responsible for 50% of the cost, which she feels is not fair.

HORNKOHL- Did an accident survey on the area for the past five years and there was only one accident on the hill. That accident occurred when a car stalled on the hill and rolled back and struck another car, minor damage. He uses the hill regularly and feels permanently closing it would be a mistake. Feels that closing it would be setting a precedence where people feel that their intersection is bad and seek to close it.

K. WAGNER- Two incidences this afternoon where cars will stop on the hill and then squeal their tires going up. This is a regular occurrence and a dangerous practice which needs to be watched.

HORNKOHL- Advised that yield signs have been installed on Third Street going both east and west at the intersection and a stop sign on Cedar Street going north. Also brush has been cleared from the area to provide greater visibility. Has considered, if the yield signs don't work, installing stop signs to make the intersection a three way stop.

K. WAGNER- In favor of the three way stop, as were others interviewed during her petition drive. Indicated that some of the trimming that the city did was unnecessary and some trimming that was needed, the city crew failed to complete and it was completed she and her husband. Pictures were circulated of the intersection before and after.

S. WORM- Feels that the hill is very little traveled as in all of the times she has traveled the hill, only once has she encountered another car. She has encountered pedestrians more often.

**PUBLIC HEARING-  
CLOSING OF CEDAR STREET (continued)**

- HORNSKOHL- His main concern is the precedence that would be set in closing the hill. There are many more worst intersections in the city, e.g. Fourth at Spruce Streets, which neighbors could petition to close.
- D. SULLIVAN- Asked if the survey that was presented to the city council different from the one we were given at our meeting a month ago.
- K. WAGNER- The survey given to the planning commission was only partially completed at that time. Hornskohl provided his copy of the survey that was given to the city council.
- S. WORM- Felt that the neighbors were not concerned about the hill by the lack of their attendance, as she saw the published notice in the paper.
- K. WAGNER- There are a number of neighbors below the hill who cannot afford the paper and if the notice was published only once, they would probably have not seen it.
- D. SULLIVAN- He sees nothing wrong with anyone presenting to city government what they perceive as a problem.
- HORNSKOHL- The hill is safe, the problem is the Third & Cedar Street intersection. If we close the hill off, we will still have the intersection.
- K. WAGNER- The hill is a hazard because a lot of people consider it a fun or racing hill.
- D. SULLIVAN- Asked if the street and intersection meet state standards.
- HORNSKOHL- As far he knows, yes it does. It has proper width, the signs are set back property. The only problem is the grade of the hill.
- D. SULLIVAN- Asked if Mrs. Wagner's concerns were children playing on the hill in the summertime, children playing on the hill in the wintertime or squealing tires.
- K. WAGNER- She has concerns with all of those points. Also expressed concern on the where abouts of the final surveys that she submitted.
- J. ROSE- One copy has been located, but final action should probably be delayed until more copies can be obtained.
- R. BRUCHAN- The problem of squealing tires is not limited to Cedar Street as he has the same problem near his home which is by the high school.
- Public hearing closed at 7:45 p.m.

**PROPOSED AMENDMENTS TO ZONING ORDINANCE**

The hearing opened which the chairman explaining the purpose of the hearing. Johnson advised that a critique has been received from Kurt Schindler along with comments from the City Manager. There being no public comments, the hearing adjourned at 7:48 p.m.

**SITE PLAN REVIEWS:**

Site plans for a garbage enclosure at the Senior Center and a storage building by the Bandshell where discussed, but no action taken as construction is under way.

**QUESTIONS & CONCERNS: None**

**CONSIDERATION OF MATTERS: None**

**MINUTES** It moved by Lakos, supported by Slawinski, that the minutes of the August 1st meeting be approved. **MOTION CARRIED.**

**SIGN ORDINANCE**

Reported that the work session for August 28th was canceled. Laskey felt that representation from the city council and downtown merchants should be on the review committee. Johnson felt that the committee should meet to adjust final numbers, using the Charlevoix sign ordinance for reference and then report for final review and hearings. A work session was scheduled for Thursday, September 12th at 7:15 p.m. at city hall.

**MASTER PLAN AMENDMENTS**  
No Report.

**ORDINANCE AMENDMENTS:**

The amendments were briefly discussed and then tabled until the next meeting so that members can review Schindler's and the City Manager's comments.

#### **CITY UPDATE**

1. Dedication of Riverwalk II - September 10th at 11 a.m.
2. Bandstand won President's Award.
3. Manistee Inn won an award for their renovation project.

#### **D.D.A.**

Laskey reported on:

1. Riverwalk dedication.
2. Ready to allocate funds to write new historic overlay ordinance, which would include hiring a person from out of town to do the writing. Discussion followed on whether the project could or should be done locally.

#### **ZONING BOARD OF APPEALS**

Johnson gave brief report on board's action on Treb Patane's B&B sign and a set back variance for the Seventh Day Adventist Church.

#### **SITE PLAN REVIEW & HISTORICAL OVERLAY COMMITTEE**

A brief report was given by Thompson.

#### **CEDAR STREET CLOSING**

Matter tabled until the next meeting.

#### **M.S.P.O. AWARD**

Johnson advised that the City Manager has won this years Administrator's Award, which will be presented on Thursday, September 26th at the Shanty Creek Resort as part of M.S.P.O.'s annual meetings.

#### **HARBOR VILLAGE COVENANTS**

Johnson reported on a letter received from Bifoss which included condominium covenants for the project, which were similar to those we proposed when we began writing the new zoning ordinance. Brief discussion followed, but action was needed.

#### **ADJOURNMENT**

There being no further business, it was moved by Slawinski, supported by Lakos, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 9:00 p.m.

**MANISTEE CITY PLANNING COMMISSION**



\_\_\_\_\_  
Denis R. Johnson, Secretary

